

**East Rockville Neighborhood Plan
Mayor and Council Public Hearing Summary
January 20, 2004**

Issue/Comment	Person	Response
General and Process Issues		
Looking forward to working on implementing the vision	Patricia Dubroof, Co-chair, East Rockville Neighborhood Plan Advisory Group (ERNPAG) Carol Nicholas, ERNPAG Susan Clemons, ENRPAG Barb Kawamura, ERNPAG Maizie Rocke, ERNPAG	NO CHANGE RECOMMENDED
Appreciate opportunity for planning process to strengthen the neighborhood – protect its viability and character as a vibrant community	Lisa Petrovich Smith, Chair, ERNPAG Ethan Johnson, ENRPAG Lih Young Robin Wiener, ERCA/ERNPAG	NO CHANGE RECOMMENDED
Plan represents the ERNPAG's efforts to achieve balance and to be fair	Lisa Petrovich Smith, Chair, ERNPAG	NO CHANGE RECOMMENDED
Focus of environment subcommittee was to educate neighbors	Ruth Hanessian, ERNPAG	NO CHANGE RECOMMENDED
Involvement of Stonestreet property owners changed the face of the Master Plan; remains to be seen whether this was a better approach than TCMP	Phil Cantelon	NO CHANGE RECOMMENDED
Businesses want to be good neighbors and work with citizens to implement the Plan	Joy Young	NO CHANGE RECOMMENDED
East Rockville Business Association (ERBA) supports the goals and objectives of the Plan	Erica Leatham, ERBA Wayne Harrison, ERBA	NO CHANGE RECOMMENDED
Concern about lack of notification during the process	Lee Caplan Brigitta Mullican	NO CHANGE RECOMMENDED – Opportunity for additional involvement in the upcoming Implementation Study
Request to hold public hearing record open	Richard Hawes, Montgomery County	Not recommended – Vision for neighborhood

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until the Lincoln Park Plan is ready for approval	Public Schools	has been well-established through the process. Opportunity for closer examination of this property in the Implementation Study.
Land Use Issues		
Buffers are required where new development on Stonestreet is adjacent to existing homes in East Rockville	Phyllis Marcuccio, ERNPAG	Buffer language included in the Plan (p. 21) could be amended to clarify that this would apply to new residential development adjacent to the existing neighborhood
Key recommendations of Metro subcommittee were integration of station and residential while minimizing negative impacts on neighborhood and providing new promenade to connect to Town Center	Ethan Johnson	NO CHANGE RECOMMENDED – Plan supports
Consider what the role of service industrial uses and small businesses have in the City	Kate Ostell	Policy discussions required by Mayor and Council, with input from the Implementation Strategy Study
Plan should not single out the large lot on Crabb Avenue for a park	Kate Ostell	The Plan language places neither the property owner nor the City under any obligation, but merely cites it as an example of potential parkland should the property become available. Recommend retaining the language.
Develop a comprehensive vision for the MCPS-owned properties which are in both the Lincoln Park and East Rockville planning areas	Richard Hawes	Support further discussion about the potential redevelopment of the property in the context of the Implementation Study.
Increase in density of the land use recommendation for MCPS property is appropriate	Richard Hawes	Staff does not support increase in residential density on the property at this time, given the recommendations of both neighborhood plans. Any changes would need to be discussed as part of the Implementation Study and the Lincoln Park Neighborhood Plan

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Zoning Issues		
Support for historic designation of the pumphouse	Ruth Hanessian, ERNPAG Suzanne Fisher, Peerless Rockville	NO CHANGE RECOMMENDED – Plan supports
Support for TCE Zone as distinct from Town Center (TC) Zones	Ruth Hanessian, ERNPAG	NO CHANGE RECOMMENDED, details to be determined in Implementation Strategy Study
MCPS property should remain entirely zoned R-60; the parcel recommended for TCE is not what was intended	Phyllis Marcuccio, ERNPAG	Although the preliminary zoning maps accurately reflect those recommended by the Advisory Group, the recommendation for this parcel may have been unintended. Given that the zoning recommendations will be determined as a result of the study, staff recommends that the existing zoning be retained in the Plan but looked at as part of any review of the MCPS property.
Zoning subcommittee evaluated many concerns, including infill development, historic preservation and code enforcement	Barb Kawamura, ERNPAG	NO CHANGE RECOMMENDED
Kinder, gentler approach to code enforcement is appropriate, with education for residents, given the diversity of the neighborhood	Barb Kawamura, ERNPAG	Implementation part of larger City-wide code enforcement part of larger effort; Plan supports.
Not support floating zone in Stonestreet corridor	Maizie Rocke	NO CHANGE RECOMMENDED - Plan supports.
Grandfathered status of I-1 uses, particularly in multi-tenant buildings, should be clarified in the Plan	Erica Leatham	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
Support for floating zone, rather than new zone with grandfathering. Mayor and Council should consider this option in the study	Joy Young Erica Leatham	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
Grandfathering concept does not address the terms, potentially impacting the financing	Erica Leatham	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.

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and viability of various businesses		
Current conforming structures should be considered conforming in grandfathering provisions	Erica Leatham	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
Properties on Howard Avenue recommended for rezoning to R-60 with RTH special development procedure should be rezoned to the TCE Zone, which allows flexibility for residential use as a transition	Erica Leatham Robert Henley	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
Transportation Issues		
Support for traffic circle	Phyllis Marcuccio, ERNPAG	NO CHANGE RECOMMENDED
Alternatives for less land-intensive traffic control devices should be studied	Lee Caplan Erica Leatham	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
Support for including a link to Town Center West, across MD 355 and CSX/Metro tracks	Phil Cantelon	NO CHANGE RECOMMENDED
Transportation subcommittee focused on creating safe mobility for residents, given that its location is a strength and a weakness	Susan Clemons, ERNPAG	NO CHANGE RECOMMENDED
Concern about pipestem entrances shown from realigned North Stonestreet	Mike Shannon	Entrances shown are conceptual and intended to show the concept of parking at the rear of buildings in new development
Right-of-way for the pedestrian bridge or tunnel connection across tracks should be added to Town Center Plan and reserved now on the west side of the tracks (Texaco station property)	Harry Thomas	NO CHANGE RECOMMENDED
North Stonestreet Issues		
Concern about impacts on Stonestreet property owners through rezoning and street improvements	Glenn Looper Lee Caplan Joy Young, Rockville Chamber of Commerce Brigitta Mullican	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.

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Individual properties will be destroyed by conceptual alignment of North Stonestreet	Lee Caplan	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study.
If roadway is realigned, the existing right-of-way that will be abandoned should be deeded to adjacent property owners	Lee Caplan Mike Shannon	Text could be modified to reflect this standard practice
Support for market-driven plan	Joy Young	Plan supports.
Support for grandfathering of auto repair facilities and other specialized uses along Stonestreet	Joy Young	NO CHANGE RECOMMENDED
Support for incentives for property owners to make improvements	Erica Leatham	NO CHANGE RECOMMENDED
Loss of property frontage if North Stonestreet is realigned	Mike Shannon	NO CHANGE RECOMMENDED – details to be determined in the Implementation Study. Property access cannot be removed, so this issue would be determined along with final roadway alignment.